



Preliminary Waiver List for Comprehensive Permit  
“Moose Hill Condominiums”  
at  
270 Moosehill Road  
Walpole, Massachusetts  
April 3, 2019

**Zoning Bylaws through October, 2018-Waivers**

1. Section 2.A. Special Permits:

Waive all provisions

2. Section 5-B: Use Regulations:

Section 5-B.3.d. i-iiii.: i. Dwelling for occupancy by more than three (3) families provided that; i. such dwelling is connected or is to be connected with the public sewer system at the time of construction; ii. such dwelling is located on a lot having an area of at least thirty thousand (30,000) square feet with an additional ten thousand (10,000) square feet for each dwelling unit in excess of three (3) to be accommodated; iii. a fifty (50) foot buffer zone shall be required where the adjacent lot has a single family dwelling or is a vacant lot; iiiii. if there is to be more than one (1) principle building on a lot, there shall be minimum of 10,000 square feet of lot area per dwelling unit, regardless of how many buildings are on the lot or how many units are in a building.

3. Section 5-D. Excavation or filling of Earth:

Section 5-D.4.A. Activities associated with a residential use that involve the excavation or filling of one hundred (100) cubic yards of earth or more per year except those listed in Subsection 5-D-3.c above

4. Section 6-B. Schedule of Dimensional Regulations:

Section 6-B.1.A. Allow a building on a lot having less than the “Required Lot

	Area” or having less frontage on at least one street than the “Required Lot Frontage”.
Section 6-B.1.B.	Allow a building so as to cover together with any other buildings on the lot, a larger portion of the lot area than the “Maximum Lot Coverage”.
Table 6-B-1.	Table of Dimensional Regulations – waive compliance with all dimensional requirements in a Residence A Zone.

5. Section 6-C Special Conditions:

Section 6-C.4.A	Number of buildings per lot – Allow more than one (1) principle building constructed as a dwelling or so used to located on a lot.
Section 6-C.4.A.1	Each dwelling unit shall be connected to the municipal sewer infrastructure before any occupancy permit issues.
Section 6-C.4.A.3.	A minimum of thirty foot setback shall be maintained from any building to any adjacent property line.
Section 6-C.4.A.4.	Buildings shall be a minimum of thirty feet apart.
Section 6-C.4.A.6.	The maximum number of dwelling units, regardless of the number of buildings, shall not exceed one dwelling unit for every 10,000 square feet of lot area on a single lot.

6. Section 10-E Common Driveways:

Section 10-E.2.	Allow a common driveway used as common access to more than three dwelling units.
Section 10-E.5. A, D, F, G, H, I, L, M.	Design standards waived.
Section 10-E.6.	No surety, guaranty or bond required

7. Section 13: Site Plan Review

Waive site plan review.